



**Minutes of Planning Board
Public Hearing 27 July 2016**

Public Hearing: Jeff Amos, Engineer with Terradyn Consultants, explained the Deer Pond Self Storage project proposed for the property at the southeast corner of Waterboro Road and Cape Road. Eight buildings are planned, totaling 3300 square feet of storage space.

At 7:12, motion was made and seconded to close the regular meeting and open the public hearing. The motion carried unanimously.

Karen Patterson expressed concerns about the size and number of trees planned for the perimeter of the property, the type and location of lighting fixtures, the size and lighting of the proposed sign, the DEP permitting process, and the cleanup of construction debris that might be tracked into the road. Regarding the size and number of trees, Mr. Amos replied that he will talk with the applicant about possibly planting more mature trees and closer together. He confirmed that the single sign will meet the standards of the Hollis Zoning Ordinance.

Mr. Amos discussed the DEP permitting process for the storm water management system, required because the property is in the Deer Pond watershed. DEP officials and a licensed engineer are required to monitor and document the installation and yearly maintenance of the entire system, including all drainage trenches, filtration ponds, and soil types present. He emphasized that there will be no more drainage into Deer Pond than there is at this time. No more than 33% of the entire property will be impervious surface.

Tina and John Beesley, abutters, expressed concern about what the construction process and the removal of the old septic systems might do to their well, which is located very close to the property line. They also requested the installation of a privacy fence so they don't have to look at the industrial façade of the storage facility. Mr. Amos replied that a privacy fence is not an unreasonable request, and he will talk to the applicant about it. He emphasized that during construction there will be no runoff generated, and extra precautions will be taken to protect the nearby well.

Michael Steeves, a resident who will be displaced if this facility is approved, asked if there is any funding available for the assistance of those who will have to move by the end of the year. He noted that he owns his trailer and rents the land. He also noted that there is a seasonal brook that runs across the property into Deer Pond at certain times of the year. Mr. Amos replied that a wetland evaluation of the property determined that this is not an actual stream, and that the plans do not call for disruption of this area. As far as monetary reimbursement, he stated that he does not expect the applicant to provide and such funds.



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Dan Yarumian noted that this intersection is very open at this time, allowing good visibility in all directions. He expressed concern that the buildings, fencing, landscaping and trees might reduce traffic visibility, making the intersection less safe. He also voiced concern about drainage capacity, noting that the area has had two 100-year storms in the last ten years. He noted that he recently used a similar storage facility in Limerick, and discovered that not all the units have been rented; also during his use of the rental unit he discovered mouse droppings among his belongings. He also voiced concerns about not having adequate room for snow removal, and fire trucks and other large vehicles not being able to maneuver between and around the planned buildings.

Regarding the visibility at the intersection, Mr. Amos replied that you can see through the proposed chain link fence, and they will not be endangering the intersection in any way. He noted that if there is too much snow to be contained within the property, it will be removed as necessary. He also stated that he has met with the Deputy Fire Chief and will be revising the plans to allow adequate space to maneuver the fire trucks so backing will not be necessary.

Regarding maintenance and upkeep of the property, he stated that the owner is responsible to maintaining the property in good condition, and the DEP will be monitoring the stormwater management system. He noted that renters will have to sign a contract detailing which items may NOT be stored, such as perishables or hazardous materials, but the owners do not have the right to enter any unit without permission, just as with any other type of rental agreement.

Christie Libby, who lives on the other side of the old Deer Pond Variety Store, asked if there is a plan to install a privacy fence on that side so they do not have to look at the buildings. Mr. Amos replied that this residence is facing the storm water drainage side of the property, so the view will be grass and other similar landscaping features.

Mr. Steeves noted that the well which currently serves his home also provides water for a home on the other side of the property which will not be displaced by the new facility. Mr. Amos replied that they were not aware of the location of this shared well, and they will review their plans to be sure no one loses their water. He also noted that electricity will be rerouted around the property prior to construction so no one's power will be interrupted.

Having received public comment from all those present, Mr. Ponzetti moved to close the public hearing at 8:20 PM, and reopen the Planning Board meeting. The motion was seconded, and carried unanimously.

Minutes Submitted by Martha Turner, Secretary
Approved by Planning Board 24 August 2016